



PLANNING BOARD

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
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NOTICE / AGENDA
REGULAR MEETING & PUBLIC HEARINGS
GRAFTON PLANNING BOARD
Conference Room A – Grafton Municipal Center
30 Providence Road, Grafton, MA 01519
Monday, November 14, 2016

7:00 p.m. Regular Meeting

1. Public Input

2. Action Items

- A. Draft 2017 Meeting Schedule and Draft 2017 Material Submission Schedule
- B. Draft Transcript Minutes from Planning Board Public Hearing on October 3, 2016 for Special Permit (SP 2016-10) & Site Plan Approval – Cell Tower -104 Creeper Hill Road
- C. Draft Decision: Special Permit (SP 2016-10) & Site Plan Approval – Cell Tower -104 Creeper Hill Road
- D. Draft Decision: Special Permit (SP 2016-15) – Sign Relief – 198 Worcester Street
- E. Acceptance of Stormwater Erosion Control Bond – 114 Merriam Road

3. Discussion Items

- A. Request for Comments from Planning Board – Draft Affordable Housing Action Plan 2016

4. General Business

- A. Bills
- B. Staff Report
- C. Meeting Minutes from Planning Board Meeting on October 24, 2016
- D. Correspondence

5. Reports From Planning Board Representatives On Town Committees And CMRPC

6. Public Hearings

- A. (7:30 P.M.) Special Permit (SP 2016-14) & Site Plan Approval - Mark Weinberg (Applicant / Owner) – A Public Hearing to consider the application for an Accessory Apartment on property located at 23 Eseks Circle, Grafton Assessor's Map 112, Map 109
- B. (7:30 P.M.) Special Permit (SP 2014-6.2) & Site Plan Approval – MODIFICATION #2 – BWC Salmon Brook LLC, c/o Blue Wave Capital (Applicant), Knowlton Farm Nominee Trust (Owner) - A Public Hearing to consider the application for a second

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modification of a previously approved Special Permit & Site Plan Approval for Solar Farm on property located at 43 Estabrook Avenue, Grafton Assessors Map 49, Lot 1.

- C. (7:30 P.M.) Request for Definitive Plan Approval – “Bull Meadow” Subdivision – Off Appaloosa and Bridle Ridge Drive – Bull Meadow, LLC (Owner/ Applicant).** A continued Public Hearing to consider the application for a Definitive Plan Approval for a fifteen (15) lot Conventional Subdivision on property shown as Grafton Assessor’s Map 32, Lot 5A and Map 31, Lot 100. (Cont. from 10/24/16). *****Note: Applicant is requesting a continuance of the Public Hearing to November 28, 2016.*****

- D. (7:30 P.M.) Major Residential Special Permit (MRSP 2016-4) – “The Ridings” Subdivision – Steven Venincasa Casa Builders & Developer’s Corp. (Owner/Applicant) – 88 Adams Road.** A continued Public Hearing to consider the application for a Special Permit and Site Plan Approval for Major Residential Special Permit (MRSP 2016-4) and Preliminary Plan for a Residential Development (39-lot Conventional / 39-lot Flexible) on property shown as Grafton Assessor’s Map 32, Lot 10. (Cont. from 10/3/16)

- 7. Any Other Items Which May Lawfully Come Before The Board**
- 8. Vote To Extend Duration Of Meeting Beyond 10:00 P.M. (If Necessary)**
- 9. Adjournment**